



# City of Rocklin

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December 21, 2007

Cathy Creswell  
Dept. of Housing and Community Development  
1800 3<sup>rd</sup> Street  
Sacramento, CA 95814

HOUSING POLICY  
DEVELOPMENT, HCD

DEC 24 2007

RE: City of Rocklin's 2006 Annual Housing Element Status Report

Dear Ms. Creswell:

Enclosed please find the City of Rocklin's 2006 Annual Housing Element Status Report which identifies the progress in meeting the Regional Housing Needs as well as the community's housing goals and objectives.

If you have any questions, please give me call.

Sincerely,

Leslie Woodman  
Housing Coordinator

cc: Terry A. Richardson, Community Development Director

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**Housing Element Implementation Plan  
Annual Status Report**  
January 1, 2006 – December 31, 2006

Jurisdiction: City of Rocklin

Address: 3970 Rocklin Road  
Rocklin, CA 95677

Contact: Leslie Woodman Title: Housing Coordinator

Phone: (916) 625-5130 Email: Leslie.Woodman@rocklin.ca.us

Report Period: January 1, 2006 To: December 31, 2006

**A. Progress in meeting Regional Housing Need.**

1. Total number of new housing permits issued.  
*The number of new housing permits issued in 2006 included 213 single family units and 453 multi-family units for a total of 666 units. The multi-family projects consisted of 264 condominiums at Vicara at Whitney Ranch.*
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units.  
*There were 264 condominiums (Vicara at Whitney Ranch) that had a 30-year housing regulatory agreement. These units targeted low income households. Based on the sales price of the remaining 189 multi-family units (condominiums), approximately one-third (56) of these units will provide housings for moderate income households.*
3. Compare units added to regional housing need allocation by income category (very low, low, moderate, and above moderate).

**2000-2007 Regional Housing Needs Allocation**

|                   | <b>2000-2007<br/>Regional<br/>Housing Needs<br/>Allocation</b> | <b>2000-02<br/>(units constructed,<br/>under construction<br/>and approved)</b> | <b>2003<br/>(new housing<br/>permits issued)</b> | <b>2004<br/>(new housing<br/>permits issued)</b> | <b>2005<br/>(new housing<br/>permits issued)</b> | <b>2006<br/>(new housing<br/>permits issued)</b> | <b>Remaining<br/>Units<br/>Deficit</b> |
|-------------------|--|---|--|--|--|--|--|
| Very Low          | 876  | 278   | 0  | 0  | 0  | 0  | -598                                   |
| Low               | 610  | 425   | 0  | 0  | 5  | 264  | 0                                      |
| Moderate          | 640  | 1,926   | 0  | 17   | 38   | 56   | 0                                      |
| Above<br>Moderate | 1,227  | 1,435   | 467  | 496  | 344  | 133  | 0                                      |
| Total             | 3,353  | 4,064   | 467  | 513  | 387  | 453  | -598*                                  |

*\* More efforts will be made to target the very low income category in the future.*

- B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.
1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.

**PROGRAM 1: Housing Rehabilitation Loan Program**

Provide assistance to lower- and moderate- income households for the repair and improvements of their homes.

**TIMEFRAME:** 2002 – 2007

**ACHIEVEMENT:** In 2006, the City has completed one (1) housing rehabilitation project. There has been sufficient funding for this program through the use of Program Income/Miscellaneous Revenue Funds from the Community Development Block Grant (CDBG) Program. In addition, the program has continued to be advertised on the City's website and public counter.

**PROGRAM 2: Code Enforcement and Abatement**

Ensure ongoing maintenance and improvement of the housing stock.

**TIMEFRAME:** 2002 – 2007

**ACHIEVEMENT:** The City has continued to implement the Code Enforcement and Abatement Program by responding to complaints from the public as well as enabling City staff to drive by homes to determine if there are any violations of property maintenance standards. In 2006, there were several code enforcement cases which required the officer to investigate the possible code violation and included both commercial and residential cases.

**PROGRAM 3: Inspection Program**

Ensure ongoing maintenance and improvement of the housing stock.

**TIMEFRAME:** 2002 – 2007

**ACHIEVEMENT:** In 2006, the City conducted over 10,000 inspections (an average of 20 inspections per housing unit). In addition, the City has continued to implement the Inspection Program by assisting residents with inspection requests on an as needed basis.

**PROGRAM 4: Acquisition and Repair of Substandard Housing**

Acquire and rehabilitate deteriorated residential properties.

**TIMEFRAME:** 2002 – 2007

**ACHIEVEMENT:** The City has continued to work with Mercy Housing Corporation, a non-profit organization, to implement the First Time Homebuyer Program.

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**PROGRAM 5: Zoning Flexibility for Housing Rehabilitation**

Encourage rehabilitation efforts by residents.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *In 2006, the City maintained zoning flexibility in the central Rocklin area where most houses under go rehabilitation. In addition, Section 17.62 of the Zoning Ordinance addresses an opportunity to do rehab on non-conforming structures. Section 17.62.140 allows improvements for health and safety reasons where the use and or structure are non-conforming.*

**PROGRAM 6: Preservation of Mobile home Parks**

Preserve viable mobile home parks.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *The City currently has four (4) mobile home parks. Of these, two (2) mobile home parks have been in meetings with the City and developers to provide incentives to rehabilitate the park. The City has also been working with Rocklin Mobile Home Park to expand the park and construction began last year.*

**PROGRAM 7: Preservation of Existing Affordable Housing Stock**

Preserve the existing stock of affordable and senior housing.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *The City annually conducts an Apartment Survey which, in 2006, examined 32 projects/4,108 units. The City will initiate actions to monitor and preserve at risk publicly funded housing projects.*

**PROGRAM 8: Section 8 Rental Assistance**

Provide rental subsidies to very low-income households.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *During the past year, the City has continued to work with Roseville's Housing Authority through a contract to assist Rocklin residents with Section 8 financing. In addition, the Apartment Survey conducted in 2006 identifies the apartment units that accept the Section 8 Program.*

**PROGRAM 9: First-Time Homebuyer Downpayment Assistance Program**

Expand homeownership opportunities for first-time homebuyers.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *The City has continued to work with Mercy Housing Corporation, a non-profit organization, to administer the First Time Home Buyer Program. In 2006, there were 5 households that received downpayment assistance (Hidden Creek project) and the program has continued to be advertised on the City's website and public counter.*

**PROGRAM 10: Affordable Housing Development**

Increase the supply of affordable housing.

**TIMEFRAME:** 2002 – 2007

**ACHIEVEMENT:** The Vicara at Whitney Ranch project, which received approval for a Master Affordable Housing Agreement in 2005, will create 264 condominiums in which households income cannot exceed 80% of the Placer County median income, based on a household of four (4) for a three (3) bedroom unit and a household of three (3) for a two (2) bedroom unit. In addition, the City has continued to work with other developers to produce additional affordable housing in the community.

**PROGRAM 11: Second Unit Development**

Facilitate development of second units.

**TIMEFRAME:** 2004

**ACHIEVEMENT:** The City has changed the Zoning Ordinance to permit 2nd unit development.

**PROGRAM 12: Tax Increment Financing**

Support affordable housing activities through the use of redevelopment set-aside funds.

**TIMEFRAME:** 2004

**ACHIEVEMENT:** In 2006, the City issued five (5) First Time Homebuyer loans with the use of Redevelopment funds in the amount of approximately \$375,000. The City will continue to explore the feasibility of using set-aside funds to provide emergency rental assistance.

**PROGRAM 13: Affordable Housing Funding Sources**

Pursue State, federal, and other funding sources for affordable housing activities.

**TIMEFRAME:** 2002 – 2007

**ACHIEVEMENT:** Although the City has enough funds to continue its existing Housing Rehabilitation and First Time Home Buyer Programs, the City has continued to monitor various agencies, such as, HCD, for funding opportunities available as well as notify developers of available funding opportunities. In addition, the City received a \$667,908 Workforce Housing Reward Program grant for the 2006 program year. The Program rewards cities and counties that approve housing affordable to lower-income households.

**PROGRAM 14: Inclusionary Housing Ordinance**

Integrate affordable housing within market-rate developments.

**TIMEFRAME:** 2004

**ACHIEVEMENT:** The City has started preliminary information regarding implementing an Inclusionary Housing Ordinance which will be forthcoming. In addition, the City has continued to negotiate the inclusion of affordable housing units through land use amendments and zoning changes.

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**PROGRAM 15: Inventory of Sites for Housing**

Provide adequate sites to meet the City's share of regional housing needs.

**TIMEFRAME:** 2004

**ACHEIVEMENT:** *There have been sites identified for the development of affordable housing and are included in the General Plan Update which is currently going through the environmental review process. It is anticipated that adoption of the General Plan Update would occur in the later part of 2007. The City has also continued to work with developers to provide affordable housing in the community.*

**PROGRAM 16: Density Increase Incentive Program**

Provide regulatory incentives to facilitate affordable housing development.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *The City approved a density bonus of 25% or 52 units for the Vicara at Whitney Ranch project. The affordable housing development consists of 264 condominium units on 10.61 acres resulting in a density of 24.88 units per acre. The project density exceeds the typical zoning standard. However, the density increases was granted in accordance with Section 65915 of the Government Code for affordable housing projects. These units will be restricted for purchase by individuals earning 80% of the median income for Placer County.*

**PROGRAM 17: Zoning for Transitional Housing and Emergency Shelters**

Assist in the provision of transitional housing and emergency overnight shelters.

**TIMEFRAME:** 2004

**ACHEIVEMENT:** *Although the transitional housing section of the Zoning Ordinance has not been amended, the City allows transitional housing in the Industrial areas of town. In addition, research has been conducted on design standards and features and it is anticipated that research will be conducted on the proper definition of community care facilities to ensure the Zoning Ordinance is in compliance with State law.*

**PROGRAM 18: Housing for Disabled Persons**

Meet the special housing needs of disabled persons.

**TIMEFRAME:** 2004

**ACHEIVEMENT:** *The City has continued to comply with State law regarding housing for persons with disabilities and will review the Zoning Ordinance to address transitional housing facilities, which may also benefit persons with disabilities.*

**PROGRAM 19: Development Review Procedures/Standards for Affordable Housing**

Facilitate development of multi-family projects with an affordable housing component.

**TIMEFRAME:** 2004

**ACHEIVEMENT:** *There are very few R-3 properties in the City and the CUP requirement may not truly discourage multi-family development but the review is scheduled to take place during the five-year Housing Element period. Most multi-family sites are in Planned Development (PD) zones and a use permit is not required.*

**PROGRAM 20: Regional Partnership for Affordable Housing**

Promote regional coordination in addressing housing issues.

**TIMEFRAME:** 2002 – 2007

**ACHIEVEMENT:** The City has continued to work with the City of Roseville and Placer County in meeting the housing and supportive service needs of the homeless on an as needed basis. The City has participated in several affordable housing groups during 2006 including Placer Consortium on Homelessness and Affordable Housing (PCOH), Placer Collaborative Network (PCN) which assists in networking and grant opportunities and the Partners for Accessible Services and Employment (PASE) which is trying to create a service mall for people who need services and may be living in poverty.

**PROGRAM 21: Fair Housing Program**

Further fair housing practices in the community.

**TIMEFRAME:** 2002 – 2007

**ACHIEVEMENT:** The City has prepared fair housing information that is distributed at the front counter and available on the City's website. The flyer provides referral information on appropriate agencies regarding fair housing rights.

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**C. Progress toward mitigating governmental constraints identified in the housing element.**

The City of Rocklin has continued to mitigate governmental constraints identified in the Housing Element. The City's efforts to update the Housing Element took two years with several General Plan Advisory Committee meetings to discuss the Housing Element and a joint Planning Commission and City Council workshop to review the Administrative Draft. The review of the Housing Element was available in several locations including City Hall, the public library and a special General Plan website. In addition, the Housing Element was reviewed by Legal Services of Northern California. The City Council adopted the Housing Element in May 2004 and final approval by the State Housing and Community Development Department in August 2004.

The updated Housing Element outlines the City's goals, policies, programs and specific commitments to addressing the needs identified in the needs assessment. Below is information on actions the City has taken to mitigate governmental constraints identified in the development of housing.

Residential Development Standards

Although development standards can limit the number of units that can be constructed on a piece of property, the overall development standards in Rocklin are comparable to similar communities. However, there are some areas where there may be constraints on development. For example, the parking requirements for apartments, condominiums and townhomes may be higher than typically required and there is an incentive to create a reduction/waiver of garage parking requirements. SB 1818, which amends Government Code 65915, provides for such reductions in City standards as part of an incentive for providing affordable housing. In addition, to facilitate the development of housing for lower- and moderate-income households, the City offers the Density Increase Incentive Program.

Provisions for a Variety of Housing

To encourage the development of a variety of housing types for all economic segments of the population, the City has identified adequate sites through appropriate zoning and development standards. There is a requirement that duplexes, triplexes, apartments, townhouses and condominiums are permitted in the R-3 zone, subject to a CUP. Although many large apartment complexes have been approved and completed, this may appear to be a constraint on development. Therefore, there is an opportunity to review the multi-family housing standards and procedures to further facilitate affordable housing development. The City has received a request from a developer for a condo conversion but currently there isn't a high demand.

Building Codes and Enforcement

The City processes reasonable accommodation procedure requests, which may include rehabilitation projects, such as installation of ramps or interior modification, over the counter. No special review is required and therefore will not constrain the rehabilitation of



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housing. However, the City will continue to monitor development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities.